

Milford Road

Stafford, ST17 0JU



An excellent opportunity to purchase a superbly presented semi detached bungalow situated within this highly desirable residential area.

£250,000



John German

Accommodation: Reception hall with linen cupboard and radiator, pull down ladder access to the partially boarded loft. Delightful lounge with marble fireplace and an opening to the kitchen which has an attractive range of units with granite effect work surfaces and a stainless steel sink and drainer, hob with oven beneath and extractor canopy above. There are two bedrooms, the master has a large double fitted wardrobe and French door leading onto a large bright patio, and the second, single bedroom also has a fitted wardrobe. Beautifully appointed shower room with spacious shower, washbasin, WC and a chrome vertical radiator.

There is an established front garden and gated side entrance leading to the secluded walled garden at the rear which has mature borders and leads down to a designated parking space and visitor space alongside (access is via the Bluebell Hollow estate). There is also a shed with electricity.

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Parking space

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

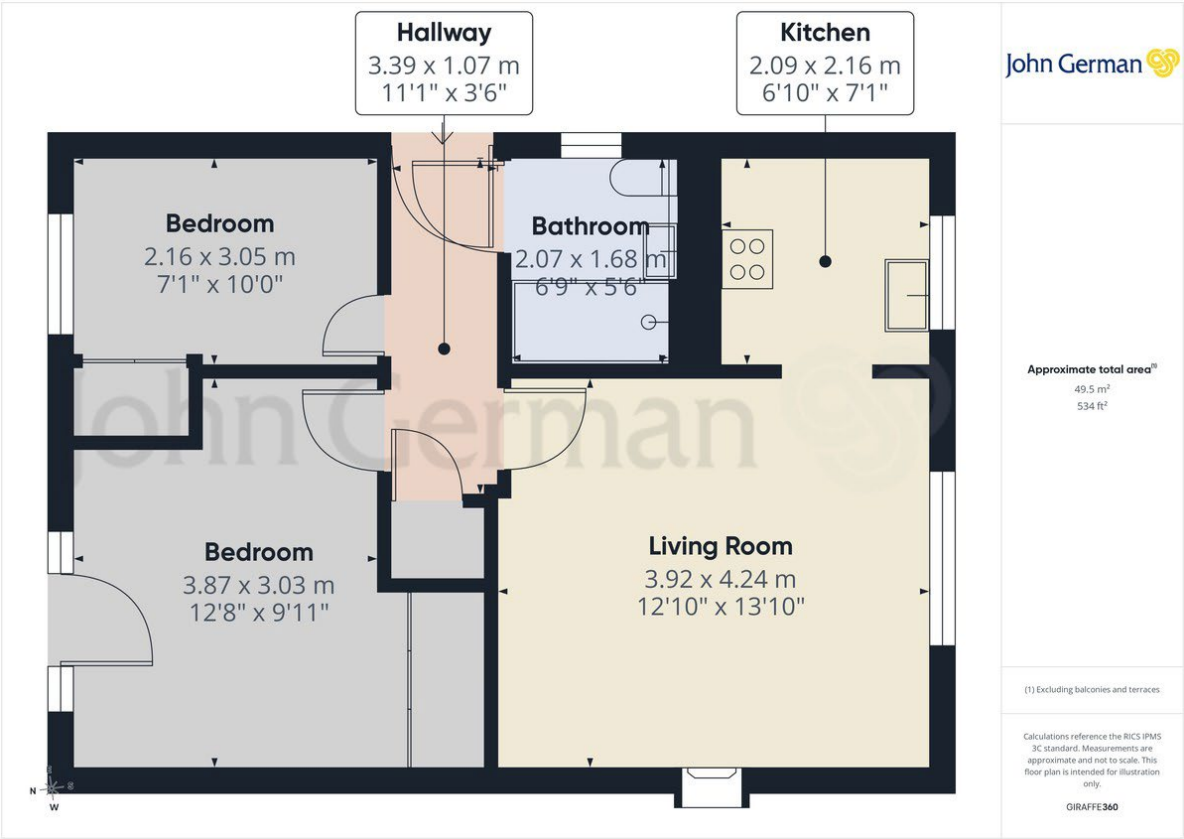
Local Authority/Tax Band: Stafford Borough Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA17072026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johnngerman.co.uk

Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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